

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday July 6, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward
Members absent: P. Plante, B. Pociask
Alternates present: P. Aho, K. Holt
Alternates absent: S. Westa
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 8:54 p.m. and appointed alternates Aho and Holt to act.

Approval of Minutes:

a. June 15, 2015 Regular Meeting

Hall MOVED, Holt seconded, to approve the 6-15-15 minutes as presented. MOTION PASSED. Ryan is disqualified.

Zoning Agent's Report:

There were no questions or comments on the Zoning Agent's report.

Public Hearings:

Special Permit Application, Efficiency Unit, 10 Meadowood Road; Germaine Mama, PZC File#1334

Chairman Goodwin opened the Public Hearing at 8:55 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn, Ryan, Ward and Alternates Aho and Holt, who were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 6-23-15 and 7-1-15 and noted a 6/24/15 memo from Curt Hirsch, Zoning Agent.

Applicant Germaine Mama, 10 Meadowood Road, appeared to present her application and answered brief questions regarding ingress and egress.

Chairman Goodwin noted no further comments or questions from the Commission or the Public.

At 8:59 p.m. Hall MOVED, Chandy seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Old Business:

a. **Special Permit Application, Efficiency Unit, 10 Meadowood Road; Germaine Mama, PZC File#1334**

Holt MOVED, Ryan seconded, that the 5/27/15 special permit application for an efficiency unit at 10 Meadowood Road, submitted by Germaine Mama, as described in a 5/27/15 statement of use and shown on a plan dated 5/27/15, be approved with the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having three additional bedrooms.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying

owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016.

3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

b. Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335

Tabled pending 7/15/15 Field Trip

New Business:

a. Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1024

Ryan MOVED, Holt seconded, that the PZC receive the 6/28/15 application of the Storrs Friends Meeting for modifications to the existing parking areas and refer the application to the staff for review and comment. MOTION PASSED UNANIMOUSLY.

b. Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319

Ward MOVED, Holt seconded, that the PZC receive the 6/29/15 modification request from OMS Development and refer it to the staff for review and comment. MOTION PASSED UNANIMOUSLY.

Old Business Continued:

c. Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)

Members decided due to the late hour, they would review the information distributed this evening and be prepared to work on the remaining chapters, 8, 9, 10 and the appendixes, at the 7/20/15 meeting.

Mansfield Tomorrow:

No update provided.

Reports from Officers and Committees:

It was noted that a PZC Subcommittee on Infrastructure meeting will be set up this week to discuss proposed sidewalks identified by the Traffic Authority.

Communications and Bills:

Noted.

Adjournment:

The Chair noted a field trip on 7/15/15 at 3pm and declared the meeting adjourned at 9:11 p.m.

Respectfully submitted,

Vera S. Ward, Secretary